

045.0

0007

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

973,500 / 973,500

USE VALUE:

973,500 / 973,500

ASSESSED:

973,500 / 973,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25-27		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIXON HELENANN/JOSEPH/TRS
Owner 2:	DIXON FAMILY TRUST
Owner 3:	

Street 1: 424 WILD HARBOR ROAD

Street 2:

Twn/City: NORTH FALMOUTH

St/Prov: MA Cntry: Own Occ: N

Postal: 02556 Type:

PREVIOUS OWNER

Owner 1: DIXON HELENANN -

Owner 2: -

Street 1: 424 WILD HARBOR ROAD

Twn/City: NORTH FALMOUTH

St/Prov: MA Cntry:

Postal: 02556

NARRATIVE DESCRIPTION

This parcel contains 5,038 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2652 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5038		Sq. Ft.	Site		0	80.	1.13	1									456,910						456,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5038.000	511,700	4,900	456,900	973,500		32244
							GIS Ref
							GIS Ref
							Insp Date
							01/09/09

Total Card	0.116	511,700	4,900	456,900	973,500	Entered Lot Size
Total Parcel	0.116	511,700	4,900	456,900	973,500	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	367.08	/Parcel:	367.0	Land Unit Type:
---------	-----------------	--------------------------------	--------	----------	-------	-----------------

Parcel ID	045.0-0007-0021.0
-----------	-------------------

 Total Card / Total Parcel
 973,500 / 973,500
 973,500 / 973,500
 973,500 / 973,500

 APPRAISED:
 USE VALUE:
 ASSESSED:

 973,500 / 973,500
 973,500 / 973,500
 973,500 / 973,500

 01/09/09
 32244
 GIS Ref
 GIS Ref

 Insp Date
 01/09/09
 USER DEFINED

 Prior Id # 1: 32244
 Prior Id # 2:

 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:

 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:

 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:

 Fact Dist:
 Reval Dist:
 Year:

 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

 38641
 3864

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,700	4,900	5,038.	456,900	973,500	973,500	Year End Roll	12/18/2019
2019	104	FV	397,000	4900	5,038.	485,500	887,400	887,400	Year End Roll	1/3/2019
2018	104	FV	397,000	4900	5,038.	354,100	756,000	756,000	Year End Roll	12/20/2017
2017	104	FV	372,400	4900	5,038.	308,400	685,700	685,700	Year End Roll	1/3/2017
2016	104	FV	372,400	4900	5,038.	262,700	640,000	640,000	Year End	1/4/2016
2015	104	FV	332,000	4900	5,038.	257,000	593,900	593,900	Year End Roll	12/11/2014
2014	104	FV	332,000	4900	5,038.	211,300	548,200	548,200	Year End Roll	12/16/2013
2013	104	FV	345,400	4900	5,038.	201,000	551,300	551,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIXON HELENANN	33382-583		8/2/2001	Family	99	No	No		
	20453-118		3/1/1990		1	No	No	A	

TAX DISTRICT

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2014	Info Fm Prmt	PC	PHIL C
1/9/2009	Meas/Inspect	345	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
5/6/2000	Missed Appt.	264	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/18/1993		EK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average																	
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Good																	
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 3 - Aluminum				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																	
Color: YELLOW				A Kits: 1	Rating: Good																	
View / Desir:				Fpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1927	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G6	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		2	6	3										
Sec Int Wall:		%		Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen:	2004													
Prim Floors: 3 - Hardwood				Override:		%		Baths:														
Sec Floors:		%						Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 2																						
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO																					
% Com Wall	% Sprinkled:																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0021.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc		
3	Garage	D	Y	1	18X21	A	AV	1927	21.61	T	40	104			4,900			4,900				
More: N				Total Yard Items:				4,900	Total Special Features:								Total:	4,900				